

Rectory Close, Garforth Leeds LS25 1HH







welcome to

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William H Brown is proud to present to the market this THREE bedroom SEMI-DETACHED house for sale now. This much loved family home benefits from front and rear GARDENS and GARAGE with power providing OFF-STREET parking. Viewings are highly recommended, call us now on 0113 260 0945.





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This property comprises on the ground floor; welcoming entrance hall giving access to the lounge, kitchen/diner, guest W/C and staircase to the first floor. To the first floor there is a landing leading to three bedroom; two with fitted wardrobes and the house shower room. Externally, this property benefits from being a corner plot and features a lawn garden that wraps around both the front and side, with driveway for multiple vehicles and garage with power providing off-street parking. Additionally, to the rear there is a paved garden.

LS25 is situated in Leeds, neighbour hoods such as Garforth, Kippax and Swillington. This postcode benefits from a mix of residential and commercial area, shops and local amenities. Great access to transportation, perfect for commuters.

Entrance Hall

Lounge

15' 3" x 11' 5" (4.65m x 3.48m)

Kitchen/Diner

13' 7" x 15' 4" (4.14m x 4.67m)

Guest W/C

Bedroom One

11' 5" x 9' (3.48m x 2.74m)

Bedroom Two

9' 5" x 10' (2.87m x 3.05m)

Bedroom Three

6' x 8' 7" (1.83m x 2.62m)

Shower Room











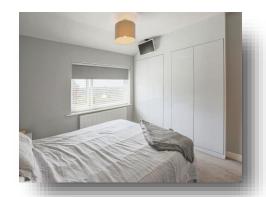
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Rectory Close, Garforth Leeds

- SEMI-DETACHED HOUSE
- THREE BEDROOMS; TWO WITH FITTED WARDROBES
- OPEN PLAN KITCHEN AND DINER
- GUEST W/C
- CORNER PLOT

Tenure: Freehold EPC Rating: D

£300,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT110006



Property Ref: CGT110006 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.